



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"Enriching Lives"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

October 23, 2003

IN REPLY PLEASE

REFER TO FILE: **MP-6**
M0277005

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**QUARTZ HILL WATER DISTRICT (1) - PARCEL 1-1EX
SALE OF SURPLUS PROPERTY - CITY OF LANCASTER
SUPERVISORIAL DISTRICT 5
3 VOTES**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in a portion of Assessor's Parcel No. 3111-001-909, Parcel 1-1EX (43,250 square feet), located east of 40th Street West and south of Avenue M, in the City of Lancaster, to be excess property.
3. Authorize the sale of Parcel 1-1EX to the adjacent property owner, Quartz Hill Water District, for \$11,760.
4. Instruct the Chair to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the County of Los Angeles to sell a parcel of surplus vacant property located east of 40th Street West, south of Avenue M, in the City of Lancaster, to the adjacent property owner, Quartz Hill Water District.

The County acquired the fee title to Parcel 1-1EX as part of the land needed for a quarry site in Road Maintenance District No. 5. Quartz Hill Water District, who requested to purchase this property, is considered to be a logical purchaser.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for road purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the County's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$11,760 represents the appraised value. This amount has been paid and deposited into the County Road Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402, a notification of the proposed sale was submitted to the City of Lancaster's Planning Department for its report as to conformance with the adopted General Plan. By letter dated June 19, 2003, it was deemed by the Planning Department that the proposed sale conforms with its general plan.

The sale is not considered adverse to the County's purposes. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from the CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

The Honorable Board of Supervisors
October 23, 2003
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CONCLUSION

This action is in the County's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chair and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

AT:lf
p:6/blQuartzHill

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

QUARTZ HILL WATER DISTRICT
42141 50th Street West
Quartz Hill, CA 93536
Attention: General Manager
J.R. Baxter

Space Above This Line Reserved for Recorder's Use

THIS DOCUMENT IS EXEMPT FROM DOCUMENTARY TRANSFER TAX
PURSUANT TO SECTION 11922 OF THE REVENUE & TAXATION CODE

THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT
TO SECTION 27383 OF THE GOVERNMENT CODE

Assessor's Identification Number:
3111-001-909 (Portion)

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged,
the COUNTY OF LOS ANGELES, a body corporate and politic, does hereby remise, release, and forever
quitclaim to QUARTZ HILL WATER DISTRICT, a political subdivision of the State of California, all its
right, title, and interest in and to all that real property in the City of Lancaster, County of Los Angeles,
State of California, described as Parcel 1-1EX in Exhibit "A" attached hereto and by this reference made a
part hereof.

EXCEPTING therefrom, all oil, gas, petroleum, and other hydrocarbon substances and minerals, but
without right of entry to the surface of said land.

Subject to all matters of record.

Dated _____

COUNTY OF LOS ANGELES,
a body corporate and politic

By _____
Chair, Board of Supervisors
of the County of Los Angeles

(COUNTY SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

QUARTZ HILL WATER DISTRICT (1)
Parcel 1EX
I.M. 339-217
S.D. 5 M0277005

By _____
Deputy

AH:MP-9:AH-1/Quartz Hill WD1-QCD.doc

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES)

ss.

On January 5, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this _____ day of _____,

20_____, the facsimile signature of _____, Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the COUNTY OF LOS ANGELES.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(COUNTY-SEAL)

APPROVED as to form

LLOYD W. PELLMAN, County Counsel

By W/P
Deputy.

APPROVED as to title and execution,

_____, 20_____
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed to Quartz Hill Water District, a political subdivision of the State of California, by the within instrument is hereby accepted by the undersigned agent on behalf of the Board of Directors of Quartz Hill Water District pursuant to authority conferred by Resolution No. _____, adopted on _____, and Quartz Hill Water District consents to the recordation thereof by its duly authorized officer.

Dated _____

By _____

Conf:locofax.2

File with: **QUARTZ HILL WATER
DISTRICT, SITE (1)**
A.P.N. 3111-001-909
T.G. 4105 (A6)
I.M. 339-217
Fifth District
M0277005

LEGAL DESCRIPTION

PARCEL NO. 1-1EX (Quitclaim of interest):

That portion of Lot 2 in the northwest quarter of Fractional Section 6, Township 6 North, Range 12 West, S.B.M. within the following described boundaries:

Beginning at the southwesterly corner of Lot 7, Tract No. 44167, as shown on map filed in Book 1110, pages 27 through 33, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles; thence North 89°44'20" East, along the southerly line of said Lot 7, a distance of 300.00 feet; thence South 41°01'03" West 266.13 feet; thence North 41°21'15" West 265.38 feet to a line parallel with and 50 feet westerly, measured at right angles, from the westerly line of said Lot 7; thence northerly, along said parallel line, a distance of 165.00 feet to the southerly line of the northerly 185 feet of said Lot 2; thence easterly, along said southerly line, a distance of 50.00 feet to said westerly line; thence southerly, along said westerly line, a distance of 165.00 feet to the point of beginning.

Containing: 43,250± square feet.

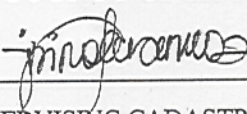
APPROVED AS TO DESCRIPTION
April 24, 2003
COUNTY OF LOS ANGELES
By 
SUPERVISING CADASTRAL ENGINEER II
Mapping and Property Management Division

EXHIBIT A